

Ordinary Repairs

The State of Michigan Licensing and Regulatory Affairs (LARA) states that ordinary repairs to structures may be made without permit, but such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exit requirements; nor shall ordinary repairs including addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.



Some potential ordinary repairs are listed below along with a link to the applicable code.

Replacement Windows or Doors

Replacements should be the same size with no modifications to the opening in which the replacement is being installed. There are energy code requirements that must be met for replacement fenestrations as outlined in Section R402.3.6 of the 2015 Michigan Energy Code. (https://up.codes/viewer/michigan/iecc-2015/chapter/RE_4/re-residential-energy-efficiency#new_R402.3.6)

Replacement Siding

Removal and replacement or repair of the existing siding only. Work must comply with Section R703 of the 2015 Michigan Residential Code. (<https://up.codes/viewer/michigan/mi-residential-code-2015/chapter/7/wall-covering#R703>)

Roofing

Adding a layer to existing roof (2 layers total max) or removal and replacement of existing roofing only. Replacement of roof sheathing/decking requires a permit. Work must comply with Section R908 of the 2015 Michigan Residential Code. (<https://up.codes/viewer/michigan/mi-residential-code-2015/chapter/9/roof-assemblies#R908>)

Foundation Repair

Tuckpointing or crack repairs only. Any material replacement will require a permit. There should be no replacement of the structural elements of the foundation (footings & wall). Work must comply with Chapter 4 of the 2015 Michigan Residential Code. (<https://up.codes/viewer/michigan/mi-residential-code-2015/chapter/4/foundations#4>)

Soffits

Removal and replacement or repair of existing soffits only. Rafter or truss replacement will require a permit.



SAFEbuilt

Toilets

Removal and replacement of existing toilet only.

If you have any questions regarding if the work you are performing is ordinary repair, please contact Kevin Kriebel SAFEbuilt at 248.763.8104.

If you find you need a permit, to access permit applications, click here: [Get Permit Applications](#), or create an account to apply for and pay for permits online, click here: [Permit and Pay](#).